



**Tierrasanta**  
Community Council

**Officers 2006-07**

**Eric Germain**

President

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**Donovan Geiger**

**Tony Tibbetts**

Vice Presidents

**Fred Zuckerman**

Chief Financial Officer

**Kim Taylor**

Secretary

**Area Directors 2006-07**

**Brien O'Meara** (Area 1)

**Chris Nowacki** (2)

**Eric Bender** (3)

**Dan Lazzaro** (3)

**Lee Campbell** (4)

**Susan Deininger** (4)

**Tracy Conroy** (5)

**Scott Hasson** (6)

**Tim Taylor** (7)

**Jim Taylor** (7)

**David Oates** (7)

**Jerry Bierman** (8 at large)

**Lou Binford** (Commercial)

**Tierrasanta Community Council  
and Planning Group**

**Mailing Address:**

4985 La Cuenta Drive,  
San Diego, CA 92124

**Website:**

[www.tierrasantacc.org](http://www.tierrasantacc.org)

***AGENDA***

**NOTICE OF REGULAR MEETING**

Wednesday, August 16<sup>th</sup>, 2006 at 7:00 PM

To be held at the:

**Tierrasanta Recreation Center**

11220 Clairemont Mesa Blvd, San Diego, CA 92124

**7:00 Call to order**

**Pledge of Allegiance**

**Introduction of Members & Quorum Check**

Absent:

**Guest Sign-in**

**Approval of Minutes from July 19<sup>th</sup>, 2006**

**Agenda Review**, Prioritization or Scheduling of Items;  
also, **Requests for Additions** (requires 2/3 majority vote)

**Special Announcements**

**7:10 Non-Agenda Public Comment**

Any member of the public may address a community issue not elsewhere included in the agenda. Upon recognition by the Chair, each speaker may take up to 3 minutes (speakers may be limited to less than 3 minutes each if several speakers want to address the same issue). While there can be limited discussion, please note that the TCC generally is *not* permitted to act on (vote on) any issue that is not already on the agenda for this meeting.



### Representatives of Elected Officials and Government Organizations

**S.D. Fire Dept:** Battalion Captains Julie Bardsley ("A" shift), Roger Yoshioka ("B") & Dina Sickels ("C")

**S.D. Police Dept:** Officer Christina Burhans (tel: 858-495-7943); Police non-emergency tel: 619-531-2000

Congressman Duncan Hunter (R, 52<sup>nd</sup> District): Justin Tackett (tel: 619-448-5201, [Justin.Tackett@mail.house.gov](mailto:Justin.Tackett@mail.house.gov))

Governor Arnold Schwarzenegger (R): Cameron Durckel (telephone: 619-525-4641, [Cameron.Durckel@gov.ca.gov](mailto:Cameron.Durckel@gov.ca.gov))

State Senator Christine Kehoe (D, 39<sup>th</sup> District): Lisa MacLarty (tel: 619-645-3133, [Lisa.Maclarty@sen.ca.gov](mailto:Lisa.Maclarty@sen.ca.gov))

State Senator Dennis Hollingsworth (R, 36<sup>th</sup> District): Ellen Malin (tel: 619-596-3136, [Ellen.Malin@sen.ca.gov](mailto:Ellen.Malin@sen.ca.gov))

Assemblywoman Lori Saldana (D, 76<sup>th</sup> Dist.): Joe Kocurek (tel: 619-645-3090, [Joe.Kocurek@asm.ca.gov](mailto:Joe.Kocurek@asm.ca.gov))

Assemblyman Jay LaSuer (R, 77<sup>th</sup> District): Debbie Beyer (tel: 619-465-6623 ext 114, [Debbie.Beyer@asm.ca.gov](mailto:Debbie.Beyer@asm.ca.gov))

Assemblywoman Shirley Horton (R, 78<sup>th</sup> Dist.): Fernando Reyes (tel: 619-462-7878, [Fernando.Reyes@asm.ca.gov](mailto:Fernando.Reyes@asm.ca.gov))

County Supervisor Pam Slater-Price (3<sup>rd</sup> District): Todd Voorhees (tel: 619-531-5533, [todd.voorhees@sdcounty.ca.gov](mailto:todd.voorhees@sdcounty.ca.gov))

**San Diego Mayor Jerry Sanders:** (no representative)

**City Councilman Jim Madaffer** (7<sup>th</sup> District): **Leslie Webb** (tel: 619-236-6677, [LWebb@sandiego.gov](mailto:LWebb@sandiego.gov))

**San Diego City School Trustee:** Katherine Nakamura (tel: 619-725-5550, [knakamura@sandi.net](mailto:knakamura@sandi.net))

**US Navy (Military Housing):** John Rullman (tel: 619-532-1647, [John.Rullman@navy.mil](mailto:John.Rullman@navy.mil))

**US Marine Corps (Military Housing):** Jack Harkins (tel: 858-577-6678, [Jack.Harkins@usmc.mil](mailto:Jack.Harkins@usmc.mil))

**US Navy (Naval Station & ADM Baker):** Gary Alchin (tel: 619-556-1316, [Gary.Alchin@navy.mil](mailto:Gary.Alchin@navy.mil))

**San Diego City Schools (Military Housing):** James Watts (tel: 858-627-7241, [jwatts@sandi.net](mailto:jwatts@sandi.net))

**Serra High School:** Joe Schmidt ([jschmidt1@sandi.net](mailto:jschmidt1@sandi.net)) and Jeff Thomas ([jthomas1@sandi.net](mailto:jthomas1@sandi.net))

**San Diego Planning Department:** Marlon Pangilinan (tel: 619-235-5293, [MPangilinan@sandiego.gov](mailto:MPangilinan@sandiego.gov))

**Metropolitan Transit Service:** Denis Desmond (tel: 619-515-0929, [denis.desmond@sdmtc.com](mailto:denis.desmond@sdmtc.com))

**Grantville Redevelopment:** Tracy Reed (tel: 619-553-7519, [TReed@sandiego.gov](mailto:TReed@sandiego.gov))

**Tierrasanta Recreation Center:** Mark Moncey (tel: 858-573-1394, [mmoncey@sandiego.gov](mailto:mmoncey@sandiego.gov))

**Tierrasanta Library:** Jennifer Suder (tel: 858-573-1384, [jsuder@sandiego.gov](mailto:jsuder@sandiego.gov))

### Tierrasanta Community Service Organizations:

**Tierrasanta Kiwanis Club:** President is Mike Pent ([mrpent@earthlink.net](mailto:mrpent@earthlink.net))

**Tierrasanta Junior Womens Club:** President is Amy Hall ([amyhall@san.rr.com](mailto:amyhall@san.rr.com))

**Tierrasanta Recreation Council:** President is Linda Juhasz ([lbj6752@san.rr.com](mailto:lbj6752@san.rr.com))



# TCC AGENDA for August 16<sup>th</sup>, 2006

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## Special Announcements:

**Airport Decision Day is 83 days away as of August 16.** On election day, Nov 7<sup>th</sup> 2006, voters across San Diego County will decide whether the “Island in the Hills” called Tierrasanta, at some time in the future, should one day be destroyed by the creation of an international airport at MCAS Miramar.

## Meeting of the TCC as a Town Council

### ACTION & INFORMATION ITEMS:

Item 211: **Fire Safe Council** (40 min): Info-only presentation by Christine Meyers (619-562-0096 and cmeyers@firesafesdcounty.org) of the SD County Fire Safe Council, State Dept of Forestry (CDF) and SDFD. Presentation to include a 20-min video and discussion on the organizing of a Fire Safe Committee in Tierrasanta.

Item 212: **Citizens Review Board on Police Practices** (10 min): Information-only presentation by Mr Loren Vinson (lorenvca@earthlink.net). For additional information on this group refer to <<http://www.sandiego.gov/citizensreviewboard/index.shtml>>.

**COMMITTEE & REPRESENTATIVE REPORTS:** short info-only updates.

Item 221: **TCC Airport Campaign Committee** (Scott Hasson): Report on activities & expenditures.

## Meeting of the TCC as a Community Planning Group

### ACTION & INFORMATION ITEMS:

*Agenda Note: The CPG action on Tucker Self Storage below is planned to commence immediately following the Fire Safe Council item (#211, above).*

Item 111: **Tucker Self Storage, Project 67993** (30 min): Applicant Andrew Krutzsch proposes to build a Self Storage facility at the SE corner of I-15 and Clairemont Mesa Blvd.

TCC to receive a recommendation from CDC following the committee’s July 26<sup>th</sup> review of the project, hear from the applicant and his architect, and vote on whether to recommend approval or disapproval of the project. Minutes of the CDC are attached to this agenda. Additional details, some of which are slightly out of date, can be found in the July 2005 and September 2005 agendas and minutes of the TCC (available on the TCC website at [www.tierrasantacc.org](http://www.tierrasantacc.org)).

**Action:** TCC vote on whether to recommend City Council approval of the applicant’s project.



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Item 112: **CWA Mission Trails Project Final EIR.** The Final EIR for the project to build a Flow Regulatory Structure (FRS) and to lay a new pipeline in MTRP was received by TCC on August 10<sup>th</sup>. If a review of the FEIR can be completed in time then TCC may discuss the responses and possibly recommend a follow-on course of action. See: <[www.sdcwa.org](http://www.sdcwa.org)>

**Possible Action:** TCC possibly to vote on a course of action in terms of mitigating community concerns that are not fully addressed in the FEIR.

**COMMITTEE & REPRESENTATIVE REPORTS:** short info-only updates.

**TCC's Committees:** Committees help the TCC give advice to different parts of local government.

Item 121: **Community Development Committee (CDC)** (Bill Reschke)

Info: CDC met on July 26<sup>th</sup> to review the Tucker project; report attached below.

Item 122: **Open Space Maintenance Assessment District (MAD) Committee** (Deanna Spehn)

Item 123: **Tierrasanta Recreation Council** (Tracy Conroy)

Info: TRC to receive a report from the Council office to explain the justification for an additional \$75k requirement for funding to complete the De Portola comfort station, with these funds coming from a non-replenishing Tierrasanta Fixed Benefit Assessment (FBA) account.

Item 124: **Public Services & Safety Committee (PS&S)** (David Ferguson)

Info: A grant request for Safe Routes to School (SR2S) improvement projects in Tierrasanta was prepared by PS&S some time ago and faxed to the City in mid-August.

Item 125: **Tierrasanta CERT** (Pat McNamara)

Info: The City is taking action on approving the requested expenditure of \$32k in T-CERT funds (also from FBA accounts) to provide T-CERT and the community with emergency response equipment. Elections planned for June still have not been held.

Item 126: **Military Housing** (Deanna Spehn)

Info: The committee is to recommence meetings with the Navy and Marines on August 17<sup>th</sup>.

Item 127: Others: Rock Quarry, Transportation, Noise

**TCC's Representatives:** TCC members serve on other advisory groups and organizations.

Item 141: **Community Planners Committee (CPC)** (Eric Germain & Lee Campbell)

Item 142: **MCAS Miramar Community Leaders Forum (CLF)** (Tracy Conroy & Mike Ogilvie)

Item 143: **MTRP Citizens Advisory Committee (CAC)** (David Oates & Donovan Geiger)

Item 144: **San Diego River Coalition** (Lee Campbell)



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Item 145: **County Water Authority** (Donovan Geiger & David Oates)

Info: The Final EIR for the Mission Trails FRS project has been published.

Item 146: **San Diego Airports Advisory Committee** (Scott Hasson)

Item 147: **COMPACT** (Eric Germain)

## Meeting of the TCC as a 501(c)(4) Non-Profit Corporation

### ACTION & INFORMATION ITEMS:

Item 311: **TCC Golf Tournament:** Committee chair Tracy Conroy to outline plans for the event and required actions by the TCC needed to make this a successful fundraiser.

Action: TCC members sign up to help conduct the golf tournament in 10 days, on August 26<sup>th</sup>.

Item 312: **CC&R Committee Chair:** The Community Maintenance Committee has a new chair!

Action: TCC approve appointment of new CMC chair.

Info: TCC action to remove graffiti on the Nextel box at the Gateway Center Baptist Church.

Item 313: **TCC Capital Investment:** Should the TCC own its own LCD projector for large-screen computer display in order to facilitate multi-media presentations at future meetings?

Possible Action: TCC direct a market survey of projection systems and their costs.

**COMMITTEE REPORTS:** Committees may present short updates.

Item 321: **Budget** (Fred Zuckerman): Monthly financial report.

Item 322: **Arts & Crafts** (Susan Deininger)

Item 323: **LogoWare** (Lee Campbell)

Item 324: **Bylaws** (Eric Germain)

Item 325: Others: Community Relations, Webmaster, Insurance, Recognition, Audit

### NEW BUSINESS

### OLD BUSINESS

10:30 PM (est.) Adjourn

#### Coming Attractions:

**September:** visit by Gary Gallegos, Executive Director of SANDAG

**October:** visit by Dan McAllister, San Diego County Tax Collector

**The next regular meeting of the TCC is September 20th 2006.  
Agenda inputs are due on September 13<sup>th</sup>.**



# TCC AGENDA for August 16<sup>th</sup>, 2006

**STATUS OF PROJECT REVIEWS.** Below is a summary of projects being worked with changes shown in **yellow**.

Project	Applicant	Name	TCC Review	Status
61500	INTRACORP	Tierrasanta Townhomes	Completed	15Mar06: TCC voted approval. 25May06: Planning Comm. approved. 8Sep06: City Council vote.
61738	Sprint	Cell Tower at the Rec Center	Completed	7Nov05: TCC approved w/ comments. 6Jul06: Final Negative Declaration.
66645	Park & Recreation Department	DePortola Comfort Station	(Project is under construction)	26Apr05: TCC voted to approve. Aug06: \$75k funding shortfall. Grand Opening in September.
67993	Andrew Krutzsch	Tucker Self Storage	In progress	21Jul05: TCC questions & comments. 5Jul06: New drawings prepared. 26July: CDC meeting to review project. 16Aug06: TCC review and vote.
102422	Ascension Church	Youth Center and Education Building	Not started	9May06: drawings received by TCC. Summer: CDC meeting to review. TBD: TCC review and vote.

### Discretionary Cellphone Infrastructure Projects (Process 2 or higher: TCC review required)

82448	Cingular	Cell Tower at 7 <sup>th</sup> Day Adventist Church	Completed	15Feb06: TCC voted to approve.
85448	Cingular	Cell Tower at La Mirage Apartments	Completed	28Nov05: TCC voted approve. 26Jul06: city staff hearing to approve.
89848	Cingular, Sprint, Verizon, T-Mobile	Cell Towers at Tierrasanta Townhomes	Review complete 15Mar06	15Mar06: TCC voted approval. 25May06: Planning Comm. approved.

### Ministerial Cellphone Infrastructure Projects (Process 1: TCC review neither required nor permitted)

88549	Cingular	Cell Tower at Eldyne Research Park	No review	Received notice on 20Dec05: Ministerial review; no TCC action
94996	(unknown)	Cell Tower at Gateway Business Park (at Coldwell Banker bldg.)	No review	Received notice on 16Feb06: Ministerial review; no TCC action
95509	T-Mobile	Cell Tower at Tierrasanta Baptist Church	No review	Received notice on 22Feb06: Ministerial review; no TCC action
97327	Cingular	Cell Tower at Tierrasanta Baptist Church	No review	Received notice on 10Apr06: Ministerial review; no TCC action
97899	Cricket	Cell Tower at Round Table Pizza	No review	Received notice on 30Mar06: Ministerial review; no TCC action
100205	T-Mobile	Cell Antennas at Dr Yorobe Dentist	No review	Received notice on 3May06: Ministerial review; no TCC action



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### **Additional Information**

**Item 111: Tucker Self Storage.** For some slightly dated background info see the agendas and minutes from past meetings when the Tucker project was discussed:

- **July 2005.** The agenda includes a description of the project (page 6), a depiction of the site (page 7, slightly out of date), and a list of things the TCC requested from Tucker (page 8). The July minutes present a detailed review of the discussion on pages 4 through 6.
- **September 2005.** The CDC met separately to review the Tucker project; see page 12 of the agenda for minutes of that meeting.

For agendas surf to: <http://www.tierrasantacc.org/Council%20Business/Agenda/agenda.htm>

For minutes surf to: <http://www.tierrasantacc.org/Council%20Business/Minutes/minutes.htm>

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**Items 111 and 121: CDC meeting on Tucker Self Storage.** Minutes of the CDC meeting follow:

The CDC met from 6:30 to 7:45 on Wednesday, July 26th, at the Rec Center's Hex room to review the Tucker Self Storage project with the applicants. CDC members in attendance were: Mike Smiley, Jan Whitacre, Tim Taylor, Janet Brown, Lee Campbell and Eric Germain. Also in attendance were applicant Andy Krutzsch, architect Rick Marrs, engineer Bob Brackart and consultant Steve Laub. The following points or issues were discussed:

- City reviews of the project have modified the previous design in several ways. Key changes include: changed vehicle ingress/egress paths and SDFD special access, footprint reductions due to steep slopes and limitations on retaining wall heights (allowed maximums: 9-feet above ground or 12-feet high in two 6-ft terraces), increased parking requirements.
- The retaining wall issue has shrunk the overall developed footprint such that the east side is now designed as a single building (vice two buildings).
- The footprint reduction has resulted in overall floor area being reduced from 145,000 square feet to 120,000 sq.ft., an 18% reduction.
- The footprint reduction has reduced total capacity from 1,225 rentable storage units to 1,003 rentable units.
- Total predicted visits per day is 80 trips per day (based on an average of 8 per day per 100 rentable units).

- The number of parking spaces has increased to 15 total spaces (7 to the west and 8 to the east).
- The city has authorized only four types of trees for use on the site.
- The applicants reviewed the colors and textures intended for the exterior design.
- The facility will be ventilated but without air conditioning (so no roof-top A/C units to make noise).
- Opening hours for the facility are expected to be 7AM to 7PM.
- Trash collection is expected to be weekly, with collection to occur during the hours the facility is open.

Specific issues discussed included:

- Ownership of the property: Mr Krutzsch has title insurance to guarantee his claim to the total lot under consideration.
- Landscaping of the adjacent property (to the north): Mr Krutzsch refuses to engage in any activity where he has no insurable interest and where he could be exposed to uncovered liability claims. He will work with the community and the military to assess possible landscaping rights to the northern property, but it is the TCC's action to initiate a discussion with the military and city in this regard.



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- It was unclear if the Elanus Canyon sewer system "redirection of flow" analysis, examined by the TCC in the summer of 2005, had considered the Tucker project, and vice versa. Eric Germain agreed to put the Tucker people in touch with the redirection of flow people to determine any disconnects.
- TCC look-ups: the TCC's prior review in late 2005 resulted in several look-ups for the applicant. These all were addressed in the updated plans and this evening's discussion.
- Tim Taylor wanted the Tucker project to consider breaking up the western face of Building 1 on the western lot through the use of exterior treatments and windows. The applicants believed this western faces of the west-side buildings are not visible to motorists on I-15 and so there was no reason to update these; similarly, there was no plan to include signage on the western end because this area was simply not visible to the public on I-15. This seemed counter-intuitive to the Tierrasantans, and it was agreed the applicant and local residents would go out and see for themselves whether this part of the lot (assuming a 42-ft high structure) would be visible from I-15.
- Tim Taylor also believed the applicant should consider landscaping (a few trees and bushes) along Clairemont Mesa Blvd in the city's right of way easement (within 10 feet of the curb).
- Eric Germain objected to the city's mandate on acceptable plantings and he wants to pursue amending this list to include Jacaranda trees.

Motion (Smiley / Whitacre): *CDC recommends approval of the Tucker project as presented. Applicant will work with the TCC, the military and the city as appropriate to pursue the possibility of landscaping the north-side adjacent property (owned by the federal government) and thus to beautify the entrance to both the Tucker facility and the community.* Passed 5-1-0.

**Item 311: TCC Golf Tournament:** *The Island in the Hills Golf Tournament* is on August 26th, less than two weeks away. We are looking for more players and additional sponsors for the event. The players will have a great morning of golf at the Carlton Oaks Golf Club in Santee, and the sponsors will support the TCC's fundraising efforts that help the community in many ways (like fighting the ballot measure that would put a civilian airport at Miramar). For more information on the golf tournament please see the TCC's website <[www.tierrasantacc.org](http://www.tierrasantacc.org)> or contact the Director Tracy Conroy, at <[area5rep@gmail.com](mailto:area5rep@gmail.com)>. The TCC wishes to gratefully acknowledged the following supporters of the TCC's fundraising efforts who have helped by sponsoring our annual golf tournament.

**\$500 Sponsor: Clark Realty**, the company that builds military housing in San Diego. Point of contact is Tierrasanta's own Joe Schafstall at <[Joe.Schafstall@clarkrealty.com](mailto:Joe.Schafstall@clarkrealty.com)> and at 619-523-5119. See also <[http://www.clarkrealty.com/InsideClark/expertise\\_military.stm](http://www.clarkrealty.com/InsideClark/expertise_military.stm)>

### Hole Sponsors:

- Dore Realty, John and Katie Dore, <[www.dorerealty.net](http://www.dorerealty.net)>, tel: 858-576-0832
- Dr Douglas Cassat DDS, Dental Office at 10789 Tierrasanta Blvd Suite 110, tel: 858-565-0212
- Time Warner Cable, <<http://www.timewarnercable.com/SanDiego/>>, point of contact is Kathy Cronin, <[Kathleen.Cronin@twcable.com](mailto:Kathleen.Cronin@twcable.com)>

### Additional Gifts:

- Gift Certificate: Ramada Express Hotel, Laughlin, NV
- \$50 Sponsor: All-Service Property Management, 4926 La Cuenta Dr, tel: 858-565-6420
- \$50 Sponsor: "Curves" in the Albertson's mall, 858-496-1194
- \$50 Sponsor: Dr. Z's Spa on Tierrasanta Blvd, 858-573-1505